

051.0

0002

0012.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
943,500 / 943,500
943,500 / 943,500
943,500 / 943,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BACON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ALLEN NANCY M/TRUSTEE	
Owner 2: NANCY M ALLEN FAMILY TRUST	
Owner 3:	
Street 1: 7 BACON ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: ALLEN NANCY M -
Owner 2: -
Street 1: 7 BACON STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .112 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1930, having primarily Wood Shingle Exterior and 2725 Square Feet, with 3 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R7 APTS MED 100
o
n
Census:
Flood Haz:
D
s
t

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
10/2/2018 MEAS&NOTICE PH Patrick H
5/29/2009 Measured 189 PATRIOT
1/6/2000 Mailer Sent
1/5/2000 Measured 277 PATRIOT
8/6/1993 AS

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Neigh Infl Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code Value
105 Three Fam. 4865 Sq. Ft. Site 0 70. 1.16 11

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

IN PROCESS APPRAISAL SUMMARY

Legal Description							
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		
105	4865.000	547,300		396,200	943,500		
Total Card	0.112	547,300		396,200	943,500	Entered Lot Size	
Total Parcel	0.112	547,300		396,200	943,500	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	346.24	/Parcel: 346.24	Land Unit Type:	

10/02/18

!4270!

USER DEFINED

Prior Id # 1: 35474

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH													
Type:	12 - Multi-Conver					Full Bath	4	Rating:	Average																			
Sty Ht:	1T - 1 & 3/4 Sty					A Bath:	Rating:																					
(Liv) Units:	3		Total: 3			3/4 Bath:	Rating:																					
Foundation:	3 - BrickorStone					A 3QBth:	Rating:																					
Frame:	1 - Wood					1/2 Bath:	Rating:																					
Prime Wall:	1 - Wood Shingle					A HBth:	Rating:																					
Sec Wall:			%			OthrFix:	Rating:																					
Roof Struct:	1 - Gable					OTHER FEATURES																						
Roof Cover:	1 - Asphalt Shgl					Kits:	3	Rating:	Good																			
Color:	salmon					A Kits:	Rating:																					
View / Desir:							Frl:	Rating:																				
GENERAL INFORMATION						WSFlue:	1	Rating:	Average																			
Grade:	C - Average					CONDOS INFORMATION																						
Year Blt:	1930	Eff Yr Blt:				Location:																						
Alt LUC:			Alt %:			Total Units:																						
Jurisdct:			Fact: .			Floor:																						
Const Mod:							% Own:																					
Lump Sum Adj:							Name:																					
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN										
Avg Ht/FL:	STD						Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL													
Prim Int Wal:	2 - Plaster					Functional:							Interior:	2	4	1												
Sec Int Wall:			%			Economic:							Additions:	1	3	1												
Partition:	T - Typical					Special:							Kitchen:															
Prim Floors:	3 - Hardwood					Override:							Baths:															
Sec Floors:			%			Total:	26.4 %						Plumbing:															
Bsmnt Flr:	12 - Concrete						General:							Electric:														
Subfloor:							Totals	3	11	3		Heating:																
Bsmnt Gar:																												
Electric:	3 - Typical																											
Insulation:	2 - Typical																											
Int vs Ext:	S																											
Heat Fuel:	1 - Oil																											
Heat Type:	3 - Forced H/W																											
# Heat Sys:	3																											
% Heated:	100	% AC:																										
Solar HW:	NO	Central Vac:		NO																								
% Com Wal			% Sprinkled																									
MOBILE HOME						Make:				Model:				Serial #:				Year:				Color:						
SPEC FEATURES/YARD ITEMS						PARCEL ID 051.0-0002-0012.A																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
More: N				Total Yard Items:																								


